161.0	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	828,700	/	828,700
USE VALUE:	828,700	/	828,700
ASSESSED:	828,700	/	828,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
141		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BENNETT COBURN--ETAL
Owner 2:	CURRAN MARYLEE
Owner 3:	
Street 1:	141 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,250 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Aluminum Exterior and 2050 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11250.000	291,300	7,200	530,200	828,700
Total Card	0.258	291,300	7,200	530,200	828,700
Total Parcel	0.258	291,300	7,200	530,200	828,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.24 | /Parcel: 404.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 161.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	291,300	7200	11,250.	530,300	828,800	828,800	Year End Roll	12/18/2019
2019	101	FV	228,400	7500	11,250.	530,300	766,200	766,200	Year End Roll	1/3/2019
2018	101	FV	235,800	7500	11,250.	469,700	713,000	713,000	Year End Roll	12/20/2017
2017	101	FV	235,800	7500	11,250.	393,900	637,200	637,200	Year End Roll	1/3/2017
2016	101	FV	235,800	7500	11,250.	393,900	637,200	637,200	Year End	1/4/2016
2015	101	FV	222,800	7800	11,250.	340,900	571,500	571,500	Year End Roll	12/11/2014
2014	101	FV	222,800	7800	11,250.	329,500	560,100	560,100	Year End Roll	12/16/2013
2013	101	FV	222,800	7800	11,250.	313,600	544,200	544,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14985-279		4/1/1983		106,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/12/2018	1870	Re-Roof	13,350	C				
10/17/2018	1522	Redo Bat	42,250	C				
7/27/2006	625	Manual	6,000					replace ceiling an
9/11/1995	523	Manual	7,600					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
11/22/2008	Meas/Inspect	345	PATRIOT
1/22/2000	Inspected	197	PATRIOT
11/24/1999	Measured	264	PATRIOT
7/12/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 107164
GIS Ref:
GIS Ref:
Insp Date: 10/06/18

!12558!

PRINT

Date	Time
12/11/20	02:38:13

LAST REV

Date	Time
05/13/19	09:41:54

danam

PAT ACCT.: 12558

USER DEFINED

Prior Id # 1:	107164
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11250		Sq. Ft.	Site		0	70.	0.67	8									530,247						530,200	

Total AC/HA: 0.25826 | Total SF/SM: 11250 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 530,247 | Spl Credit | Total: 530,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:			
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16219509
Const Adj.:	0.99989998
Adj $ / SQ:	145.260
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	422242
Depreciation:	130895
Depreciated Total:	291347

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

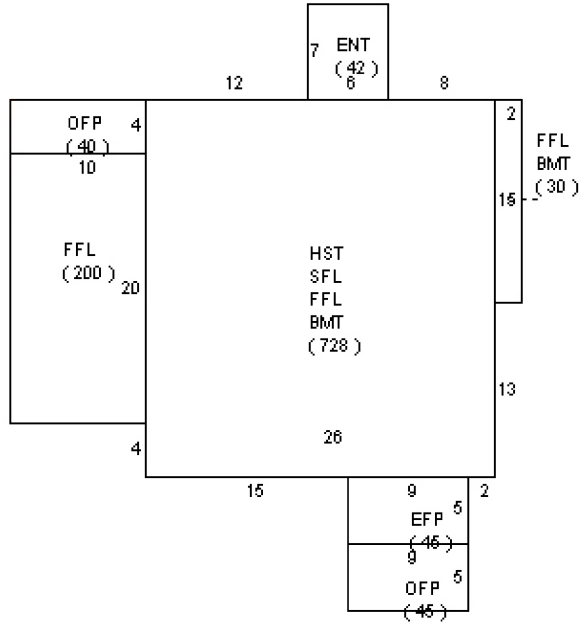
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	145.26
Special Features:	0	Val/Su Net:	97.75
Final Total:	291300	Val/Su SzAd	142.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	958	145.260	139,159
BMT	Basement	758	43.580	33,032
SFL	Second Floor	728	145.260	105,749
HST	Half Story	364	145.260	52,875
OFP	Open Porch	85	35.910	3,052
EFP	Enclos Porch	45	72.590	3,267
ENT	ENTRY	42	26.400	1,109
	Net Sketched Area:	2,980	Total:	338,243
Size Ad	2050	Gross Are	3344	FinArea 2050

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	2	8X10	A	FR	1940	0.00	T	50	101						
40	Lean-To	D	Y	1	8X16	A	FR	1940	6.04	T	51	101			400			400
3	Garage	D	Y	1	24X24	A	AV	1970	19.34	T	39.2	101			6,800			6,800

More:	N	Total Yard Items:	7,200	Total Special Featues:		Total:	7,200